

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		COLONIAL DR, ARLINGTON

OWNERSHIP

Owner 1:	AYARES WYNDHAM LANGSTON &			
Owner 2:	AYARES JOSHUA JACOB			
Owner 3:				
Street 1:	53 COLONIAL DR			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	WELLS BRUCE/CYNTHIA -		
Owner 2:	-		
Street 1:	53 COLONIAL DR		
Twn/City:	Arlington		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Clapboard Exterior and 2928 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6175.000	491,000	1,100	514,500	1,006,600
Total Card	0.142	491,000	1,100	514,500	1,006,600
Total Parcel	0.142	491,000	1,100	514,500	1,006,600
Source: Market Adj Cost	Total Value per SQ unit /Card:			343.81	/Parcel: 343.81

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	491,000	1100	6,175.	514,500	1,006,600		Year end	12/23/2021
2021	101	FV	475,200	1100	6,175.	514,500	990,800		Year End Roll	12/10/2020
2020	101	FV	475,100	1100	6,175.	514,500	990,700	990,700	Year End Roll	12/18/2019
2019	101	FV	369,000	1200	6,175.	665,800	1,036,000	1,036,000	Year End Roll	1/3/2019
2018	101	FV	369,000	1200	6,175.	423,700	793,900	793,900	Year End Roll	12/20/2017
2017	101	FV	369,000	1200	6,175.	387,400	757,600	757,600	Year End Roll	1/3/2017
2016	101	FV	369,000	1200	6,175.	314,700	684,900	684,900	Year End	1/4/2016
2015	101	FV	341,700	1200	6,175.	314,700	657,600	657,600	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2017	MEAS&NOTICE	BS	Barbara S
8/27/2012	MLS	EMK	Ellen K
3/31/2009	Meas/Inspect	345	PATRIOT
8/16/2001	Permit Visit	PM	Peter M
3/30/2000	Inspected	263	PATRIOT
3/27/2000	Missed Appt.	263	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	264	PATRIOT
10/1/1981		MM	Mary M

Sign: _____ VERIFICATION OF VISIT NOT DATA _____/_____/_____

Total AC/HA:	0.14176	Total SF/SM:	6175	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR		Total:	514,461	Spl Credit		Total:	514,500
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